

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

T11a

February 16, 2006



TO: Commissioners and Interested Persons

FROM: Deborah Lee, Senior Deputy Director
Teresa Henry, District Manager
Pam Emerson, Los Angeles County Area Supervisor

SUBJECT: Concurrence with the Executive Director's determination that the action of the City of Redondo Beach accepting certification with suggested modifications of the City's LCP Amendment RDB-MAJ-1-05 is legally adequate.

STAFF RECOMMENDATION

Staff recommends that the Commission concur with the Executive Director's determination that the City's action is legally adequate. Such concurrence is implied unless there is an objection by a majority of the Commissioners present.

Background:

On August 9, 2005, the California Coastal Commission approved an amendment to the Implementation Plan (LIP) of the City of Redondo Beach Local Coastal Program (LCP) with suggested modifications. The City submitted its request to amend the Implementation Plan (LCP) on February 11, 2005. The amendment request is contained in Council Resolutions Number CC-0502-17 (Ordinance Number 2947-04); Number CC-0405-34 (Ordinance Number 2937-04), and Number CC-0505-45 (Ordinance Number 2964-05). The amendments to the ordinances were addressed as an amendment to the total local coastal program (LCP) because the amendments included modifications to a table of allowable land uses, technically a change to the Land Use Plan, (LUP).

On November 1, 2005 the City Council of Redondo Beach agreed to the Commission's suggested modifications by passing resolution CC-0511-118, incorporating the Commission's suggested modifications into the City's certified LCP (attached). The Council's action adopted Ordinance Number 2974-05, which amended ordinance numbers 2947-04, 2937-04, and 2964-05 to incorporate the Commission's suggested modifications.

The City provided evidence of the revisions to its ordinance that incorporated the changes that were adopted through this LCP amendment. The revisions reflect the suggested modifications as they were transmitted to the City in the Commission's letter to the City dated August 15, 2005.

As provided for in Section 13544 of the California Code of Regulations, the Executive Director must determine whether the City's action is legally adequate and report that determination to the Commission. In this case, the Executive Director has determined that the City's action is legally adequate. Unless the Commission objects to the Executive Director's determination, the certification of the City of Redondo Beach LCP Amendment 1-05 shall become effective.

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South Coast Region

NOV 9 2005



CALIFORNIA
COASTAL COMMISSION

Planning Department

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Redondo Beach, California 90277-0270
www.redondo.org

tel 310 372-1171
tel 310 318-0637
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November 8, 2005

Pam Emerson
Los Angeles County Area Supervisor
California Coastal Commission
200 Oceangate
Long Beach, CA. 90802-4302

Re: City of Redondo Beach Implementation Plan Amendment (LIPA) RDB-MAJ-01-05

Dear Ms. Emerson:

On August 9, 2005 the Coastal Commission approved the City of Redondo Beach Implementation Plan Amendment (LIPA) RDB-MAJ-01-05 with suggested modifications. The submittal included Ordinance Nos. 2947-04, 2937-04, and 2964-05. The Redondo Beach City Council has adopted Ordinance No. 2974-05 modifying Ordinance No. 2964-05 and Ordinance No. 2937-04 as suggested. Pursuant to your requirements for certification included in your letter of August 15, 2005, attached to this letter is Ordinance No. 2974-05 and Resolution No. CC-0511-118 certifying that the amendments to the Coastal Zoning Ordinance are intended to be carried out in a manner fully in conformity with the Coastal Act and providing that the amendments will take effect automatically upon Coastal Commission approval.

So that our code publishing service properly revises the code to include the entirety of the code amendments, it is important to make clear that Ordinance No. 2974-05 modifies, but does not rescind, the other ordinances. Therefore, in a letter of certification please make it clear that the Coastal Commission is certifying Ordinance Nos. 2947-04, 2937-04, and 2964-05 and Ordinance No. 2974-05 (which contains the modifications to the other ordinances).

Thank you for your help on these amendments. If you have any questions, please contact me at 310.318.0637.

Sincerely,

Randy Berler
Planning Director

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RESOLUTION NO. CC-0511-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CERTIFYING THAT THE CITY'S LOCAL COASTAL PROGRAM AS AMENDED BY ORDINANCE NO. 2974-05, RELATING TO MODIFICATIONS TO THE COASTAL ZONING ORDINANCE SUGGESTED BY THE COASTAL COMMISSION, IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO SECTION 13518 OF THE CALIFORNIA CODE OF REGULATIONS.

WHEREAS, the City Council of the City of Redondo Beach adopted Ordinance No. 2974-05 on November 1, 2005 adopting modifications suggested by the Coastal Commission to Ordinance No. 2964-05 relating to Administrative Design Review procedures for two and three unit developments and to deletion of the illustration of the Harbor-Pier area boundary submitted with Ordinance No. 2937-04; and

WHEREAS, the amendments to the LCP contained in Ordinance No. 2974-05 were considered at a public hearing held before the City Council on October 18, 2005; and

WHEREAS, Section 13551(b) of the California Code of Regulations requires that the resolution for submittal of amendments to the LCP shall provide that the local government is submitting its proposed LCP either (1) as a program that will take effect automatically upon Coastal Commission approval pursuant to Public Resources Code Sections 30512, 30513, and 30519 for LCPs, or (2) as a program that will require formal local government or governing authority adoption after commission approval. Under either of the alternative procedures, the requirements of Section 13544 must be fulfilled following Commission approval of the LCP.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby certifies that the LCP as amended by Ordinance No. 2974-05 is intended to be carried out in a manner that is fully in conformity with the Coastal Act, and the submittal of the LCP amendments to the Coastal Commission is consistent with Section 30510 of the Public Resources Code of the State of California.

SECTION 2. The City Council hereby finds that the LCP as amended by Ordinance No. 2974-05 is consistent with the policies of the Coastal Act, including but not limited to: the protection and provision of public access; the protection and encouragement of facilities that provide public recreation; the protection of the marine environment; the protection of the scenic and visual quality of coastal areas; and the reservation of land along and near the coast for priority uses, including coastal dependent, visitor serving uses and recreation.

COASTAL COMMISSION

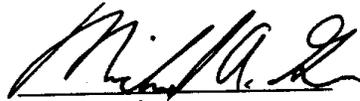
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COASTAL ACT CONSISTENCY
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SECTION 3. The City Council hereby submits its proposed amendments to the LCP (Ordinance No. 2974-05) as a program that will take effect automatically upon Coastal Commission approval pursuant to Public Resources Code Sections 30512, 30513, and 30519 for LCPs.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 1st day of November, 2005.

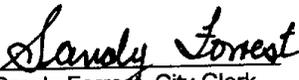

Mike Gin, Mayor

ATTEST:

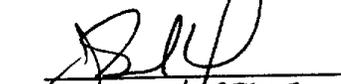
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0511-118 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 1st day of November, 2005, by the following roll call vote:

- AYES: Aspel, Cagle, Szerlip, Diels, Parsons
- NOES: None
- ABSENT: None
- ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


City Attorney's OFFICE

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ORDINANCE NO. 2974-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING MODIFICATIONS SUGGESTED BY THE COASTAL COMMISSION RELATING TO ADMINISTRATIVE PROCEDURES FOR 2-3 UNIT RESIDENTIAL DEVELOPMENTS (AMENDING ORDINANCE NO. 2964-05) AND DELETION OF THE ILLUSTRATION OF THE BOUNDARY OF THE HARBOR-PIER AREA (SUBMITTED WITH ORDINANCE NO. 2937-04)

THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND AS FOLLOWS:

SECTION 1. FINDINGS.

- A. The modifications are consistent with the suggestions made by the Coastal Commission, following a public hearing on August 9, 2005, as a condition of approval of the amendments to the Coastal Zoning Ordinance.
- B. The amendments to the Zoning Ordinance for the Coastal Zone are consistent with the Redondo Beach Coastal Land Use Plan and apply to Area 1 of the Coastal Zone.
- C. The amendments to the Zoning Ordinance for the Coastal Zone are consistent with the Comprehensive General Plan of the City.
- D. The City Council considered the information contained in the Exemption Declaration for the proposed zoning amendments, and the City Council adopted the Exemption Declaration, finding and determining that the proposed amendments are exempt from CEQA pursuant to Section 15061(b)(3) and Section 15265 of the CEQA Guidelines, and further finding that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 2. The table in Section 10-5.511, Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-5.511 Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-5.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

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Use Classifications	R-2	R-3A	RMD	RH-1	RH-2	RH-3	Additional Regulations See Section:
Residential Uses							
Single-family residential	P	P	P	P	P	P	
2-3 residential units on a lot	P	P	P	P	P	P	10-5.1608
4 or more residential units on a lot	C	C	C	C	C	C	10-5.1608
Family day care homes: Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	
Second Units	P	P	P	P	P	P	10-5.1506
Commercial Uses							
Home occupations	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	10-5.1702(c)(2)
Other Uses							
Adult day care centers	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	
Convalescent facilities	C	C	C	C	C	C	
Non-profit service provider	C	C	C	C	C	C	
Private schools	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	10-5.1614

SECTION 3. Subsection (c) of Section 10-5.2500, Article 12, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“10-5.2500 Administrative Design Review.

(a) **Purpose.** The purpose of Administrative Design Review is to enable the Planning Director to review minor development projects that otherwise meet the zoning regulations, in terms of the appropriateness of the design. The Planning Director shall review:

- (1) All new single-family residences;
- (2) All additions to existing single-family residences where the combined addition is greater than 500 square feet of gross floor area to the dwelling and/or any accessory building;
- (3) All additions to existing single-family residences that entail expansion of floor area above the first story;
- (4) All additions of less than 1,000 gross square feet to multiple-family residential developments containing four (4) or more units;
- (5) All floor area additions to residential developments containing two (2) to

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three (3) units;

(6) All new residential developments containing two (2) to three (3) units on any lot, subject to a notice of pending decision pursuant to subsection (e) of this section. Any two (2) to three (3) unit development involving more than 2 adjacent lots shall be subject to Planning Commission Design Review pursuant to Section 10-5.2502;

(7) The addition of a second unit or the addition of two (2) units on a lot that already contains an existing single-family residence (see definition of second unit in Section 10-5.402);

(8) The addition of a third unit on a lot that already contains two (2) units;

(9) All other development not subject to Planning Commission Design Review pursuant to Section 10-5.2502.

(b) **Criteria.** The following criteria shall be used in determining a project's consistency with the intent and purpose of this section (including all procedural requirements imposed on the City and applicant and all substantive requirements imposed on projects):

(1) All the provisions of this chapter are complied with;

(2) Traffic congestion or impairment of traffic visibility is avoided;

(3) Pedestrian safety and welfare are protected;

(4) The design is compatible with the overall community and surrounding neighborhood;

(5) The location and design of the project shall not adversely impact surrounding properties or harmfully impact the public health, safety and general welfare;

(6) The architectural style and design of the project shall:

a. Enhance the neighborhood, contribute beneficially to the overall design quality and visual character of the community, and maintain a stable, desirable character;

b. Make use of complementary materials and forms that are harmonious with existing improvements and that soften the appearance of volume and bulk, while allowing flexibility for distinguished design solutions;

c. Avoid a box-like appearance through variations in the roof line and building elevations and through distinguishing design features;

d. Continue on all elevations the architectural character established for the street facing elevations to the extent feasible;

e. Ensure that the physical proportions of the project and the manner in which the project is designed is appropriate in relation to the size, shape, and topography of the site;

f. Include windows on the front façade;

g. Provide sufficient area available for use of extensive landscaping to complement the architectural design of the structure, and to minimize the amount of paving to the degree practicable;

h. Meet the Sign Regulations Criteria in Section 10-5.1802 or demonstrate consistency with a sign program previously approved by the Planning Commission.

(7) The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.

(c) **Application.**

(1) The applicant shall file with the Planning Department a completed application in a form provided by the Planning Department. The application shall be made concurrently with or prior to an application for a Coastal Development Permit. A completed application for plan check submitted to the Building Division also constitutes an application for the purposes of this section.

(2) The owner of record of the lot or parcel of property which is to be affected by the application shall file an affidavit authorizing the application on a form provided by the Planning Department.

(3) Upon the filing of an application, the applicant shall pay a fee, as set forth by resolution of the City Council.

(d) **Contents of application.** In addition to the application and fee, a site plan, floor plan, and elevations of the project drawn to scale and dimensioned shall be submitted which include the following information as applicable:

- (1) Existing topography and proposed grading;
- (2) Existing trees with a trunk diameter of six (6) inches or greater;
- (3) All buildings and structures, and the uses within each room;
- (4) Improvements in the public right-of-way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications;
- (5) Exterior lighting;
- (6) Easements;
- (7) Off-street parking areas, including the stall striping, aisles, and driveways;
- (8) The lot dimensions;
- (9) Setbacks and spaces between buildings;
- (10) Walls, fences, and landscaping and their location, height, and materials;
- (11) Landscaping areas;
- (12) Trash and recycling facilities;
- (13) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features;
- (14) The location, dimensions, and design of all signs;
- (15) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet;
- (16) Such other data as may be required to demonstrate that the project meets the criteria.

(e) **Notice of pending decision.** Notice of a pending decision by the Planning Director shall be given as follows for new multiple-family developments. (For purposes of this section, new multiple-family developments shall mean development of two (2) or three (3) dwelling units on a vacant lot or in conjunction with demolition of 50% or more of the total floor area of existing development on the lot. New development shall not include a "second unit" as defined in Section 10-5.402.)

(1) By mailing a written notice thereof, not less than ten (10) working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within 100 feet of exterior boundary of the subject property or properties; such notices shall be sent by first-class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel.

(3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:

- a. The date of filing of the application and the name of the applicant;
- b. The file number assigned to the application;
- c. A description of the proposed development and its location;
- d. The date at which the application is expected to be approved; and,
- e. A statement that revisions to the proposed project will be considered by the Planning Director upon the written request of any person provided that such written request is received by the Planning Director within ten (10) working days from the date of sending the notice.

(f) **Decision on application.** The Planning Director shall review the application and shall approve, approve with conditions, or deny the application.

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(1) If the decision of the Planning Director is to approve the application, an approval stamp shall be affixed to the plans.

(2) If the approval requires conditions, the conditions will be made part of the approved plans.

(3) If the project requires a notice of pending decision pursuant to subsection (e) of this section, no decision will be made until completion of the deadline for written requests for revisions. If no written request for revisions is received, the Planning Director shall make a decision pursuant to this subsection. If a written request for revisions has been received prior to the deadline, notice of the decision shall be mailed by first class mail within seven (7) days of the decision to the applicant and the person that provided the written request for revisions to the proposed project.

(4) If the decision of the Planning Director is to deny the application, the decision shall be in writing and shall recite the failure to meet the criteria upon which the decision is based. Where the decision is to deny the application, notice of the decision shall be mailed to the applicant by first class mail within seven (7) days of the decision.

(g) **Appeal of decision.** The decision of the Planning Director shall be final and conclusive unless, within ten (10) days after the date of such decision, a written appeal is filed with the Planning Department requesting a public hearing before the Planning Commission. In the case of projects not subject to notice of pending decision pursuant to subsection (e) of this section, only the applicant and/or property owner may appeal the decision of the Planning Director.

(h) **Setting hearings.** The Planning Department shall set an appeal for a public hearing before the Planning Commission in a timely fashion.

(i) **Notice of public hearing before the Planning Commission.** Notice of public hearing before the Planning Commission to consider an appeal of the decision of the Planning Director shall be given as follows:

(1) By publication at least once in a weekly newspaper of general circulation in the City not less than ten (10) calendar days prior to the date of the public hearing; and

(2) By mailing a written notice thereof, not less than ten (10) days prior to the date of such hearing to the applicant, to the owner of the subject property and to the owners of properties within 300 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first-class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(3) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel. In the event more than one parcel is the subject of such hearing, and such parcels comprise 200 or more feet of street frontage, at least one such notice shall be posted on or about the street line at intervals of not less than 200 feet, starting at either end of the subject properties where the property line intersects the street line.

(j) **Decision of the Planning Commission.** The decision of the Planning Commission on all applications shall be final and conclusive unless, by 5:00 p.m. of the tenth (10th) day following such decision (or of the next working day if the tenth (10th) day falls on a weekend or holiday):

(1) A written appeal on the form designated by the City is filed by any interested party with the City Clerk requesting a public hearing before the City Council stating the grounds for the appeal and all required fees for said appeal are paid in full; or

(2) The Mayor or a member of the City Council requests a public hearing before the City Council stating the grounds for the appeal. Provided however that the City Council member or Mayor requesting the appeal shall disqualify him or herself from hearing the appeal unless he or she can certify in writing that the appeal is being requested as a result of public interest in the decision to be reviewed and he or she has no predisposition against or in favor of the

project. The City Council as a whole shall be prohibited from voting to appeal any matter in which they will sit as the reviewing body.

Such appeal, or City Council request for a public hearing, shall be set for a public hearing by the City Clerk in a timely fashion.

(k) **Notice of public hearing before the City Council.** Notice of public hearing before the City Council to consider an appeal of the decision of the Planning Commission shall be given pursuant to subsection (i) of this section.

(l) **Decision of the City Council.** The decision of the City Council on all applications shall be final and conclusive.

(m) **Expiration.** An approval subject to Administrative Design Review shall become null and void unless vested within thirty-six (36) months after the date of the approval. Such time limits may be extended by the Planning Director upon the written request of the applicant and the presentation of proof of an unusual hardship not of the applicant's own making. If an established time limit for development expires, and no extension has been granted, the approval, and all rights and privileges established therein, shall be considered null and void.

(n) **Revocation.** After notice to the applicant and subject to appeal to the Planning Commission, the Planning Director may revoke or modify any Administrative Design Review approval issued on one or more of the following grounds:

- (1) That the approval was obtained by fraud or misrepresentation;
- (2) That the use for which such approval was granted has ceased for a period of at least eighteen (18) consecutive calendar months;
- (3) That changed circumstances have rendered exercise of the approval as originally granted infeasible or inimical to the health, safety and welfare of the community;
- (4) That there has not been substantial compliance with the terms and conditions of the approval;
- (5) That exercise of the approval violates any State, Federal or local statute or regulation;
- (6) That exercise of the rights under the approval is detrimental to the health, safety and welfare of the community;
- (7) That exercise of the rights under the approval constitutes a nuisance.

At any hearing on revocation or modification the permittee and any other person whose property rights are affected by revocation, modification, or continuance of the exercise of rights under the approval, shall have the right to produce any arguments and introduce any evidence in support of their position."

SECTION 4. Subsection (a) of Section 10-5.2502, Article 12, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-5.2502 Planning Commission Design Review.

(a) **Purpose.** Planning Commission Design Review is established to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City. The Planning Commission shall review:

- (1) **New construction.**
 - a. Any new commercial, industrial, mixed use or public development of any size on a vacant site involving more than 10,000 square feet of land;
 - b. Any new multi-family residential development containing four (4) or more units on any lot and/or any new multi-family residential development on a project site involving more than two (2) residential lots.

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(2) **Addition, nonresidential.** Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial, industrial, mixed use, or public development, on a site involving more than 10,000 square feet of land area.

(3) **Addition, multi-family residential.** Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to a multi-family residential development containing four (4) or more units.

(4) **Other.** Other developments as referenced in Title 10, which due to their unique nature, require Planning Commission Design Review, or Harbor Commission Design Review as described in Section 10-5.2512."

SECTION 5. The illustration of the Harbor-Pier area boundary included on page 11 of Ordinance No. 2937-04 is hereby deleted from Section 10-5.2512 of Article 12, Chapter 5, Title 10 of the Redondo Beach Municipal Code.

SECTION 6. INCONSISTENT PROVISIONS. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 7. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 8. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader, the official newspaper of said City, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption or on the date of certification by the Coastal Commission, whichever is later.

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MODIFICATIONS TO THE COASTAL ZONING ORDINANCE
SUGGESTED BY THE COASTAL COMMISSION
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Passed, approved, and adopted this 1st day of November, 2005.

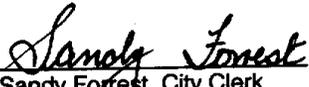

Mike Gin, Mayor

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 2974-05 was duly introduced at a regular meeting of the City Council held on the 18th day of October, 2005, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 1st day of November, 2005, by the following vote:

AYES: Aspel, Cagle, Szerlip, Diels, Parsons
NOES: None
ABSENT: None
ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

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